



**Aldreds**  
Estate Agents



## 139 Sundowner Holiday Park Newport Road

Hemsby, Great Yarmouth, NR29 4NW

£19,995



Aldreds are pleased to offer this well presented mid terraced holiday chalet situated on this quiet popular coastal village site located in the Newport area of Hemsby. The chalet offers accommodation including living room, kitchenette, two bedrooms and shower room. The property benefits from double glazed windows and is being sold furnished and equipped. Outside there are communal lawned gardens and nearby car parking.



### Living Room 11'8" x 11'6" (3.58 x 3.51)

Part double glazed PVC entrance door, double glazed window to front aspect, wood effect vinyl flooring, meter storage cupboard, wall mount tv point, two sofas (one being a sofa-bed), table and chairs, fireplace with electric fire, open access to:

### Kitchenette 8'2" x 5'4" (2.51 x 1.65)

Fitted with a modern wood grain finish fitted kitchen with matching wall and base units with roll top work surfaces over, single drainer stainless steel sink unit, recess with electric cooker, part tiled walls, tile effect vinyl flooring, recess with fridge/freezer, double glazed window to rear aspect, under counter hot water heater, built in storage cupboard.

### Bedroom 1 8'0" x 7'4" (2.46 x 2.26)

Plus built in wardrobe cupboard with sliding doors, double glazed window to front aspect, fitted carpet, double bed.

### Inner Lobby

Doors leading off to:

### Bedroom 2 8'0" x 7'6" (2.44 x 2.29)

Plus wardrobe cupboard with sliding doors, triple bunk bed, double glazed window to rear aspect, fitted carpet.

### Shower Room

Double width tiled shower cubicle with electric shower fitting, low level wc with concealed cistern, vanity unit with inset wash basin, frosted double glazed window to rear, tiled walls, wood effect vinyl flooring.

### Outside

Immediately in front of the chalet is an area of paved patio and flower borders. The chalet sits in communal lawned grounds with parking nearby.

### Tenure

Leasehold. 99 year lease Commenced 1 October 2015 - 88 years remaining

Ground rent and Maintenance charges for 2025/2026 - £2200 approximately

Site opens from 1st March to 31st October.

Dogs are allowed on the site.

### Services

Mains water, electric and drainage.

### Location

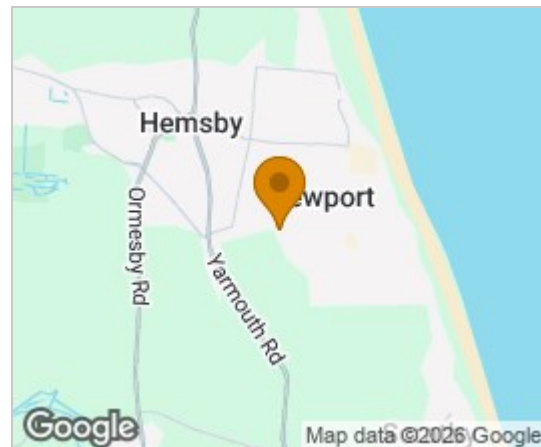
Hemsby is a coastal village approximately 7 miles north of Great Yarmouth. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach. At the beach end of the road are a number of cafes, shops and amusement arcades, ten-pin bowling, bingo, a play area and many different machines. A variety of seaside-style cafes and restaurants are available, offering sit-down meals, take-away fish and chips and Chinese food. Fun fairs, crazy golf courses and children's rides also feature on a number of sites along the street.

### Directions

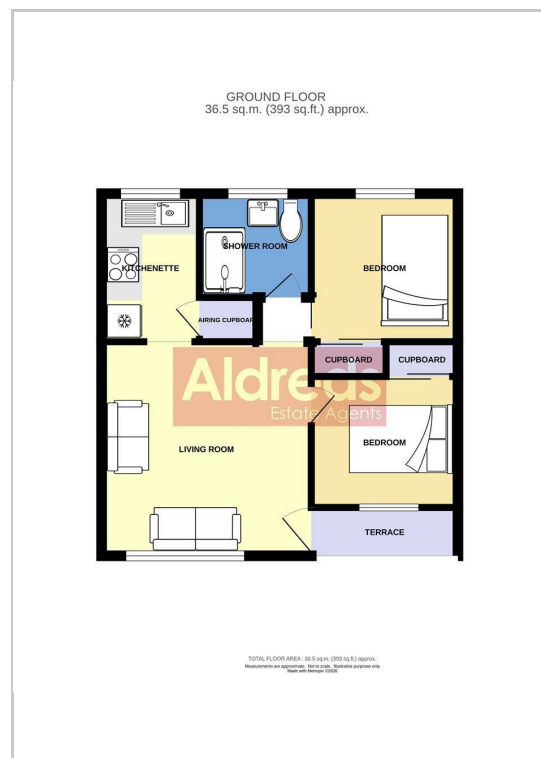
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, turn right into Newport Road, continue towards the end of the road, turn right into Sundowner Holiday Park, continue along the access road passing the site office on the left hand side, and continue to the top right hand corner of the road where the chalet can be found in a block on the right hand side.

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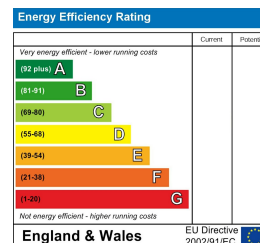
## Area Map



## Floor Plans



## Energy Efficiency Graph



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